

Springwells

Springwells is generally bounded by John Kronk to the north, the former Conrail railroad to the southeast and the Dearborn City limits to the west. North of Dix, virtually all of the land is in rail yards and other heavy industry. South of Dix is residential, except for the commercial strips on Vernor and Springwells.

Springwells experienced a population increase of almost ten percent between 1990 and 2000. This included a doubling of the Hispanic population (from 4,437 in 1990 to 9,858 in 2000). Almost a third of the population is under 18 years of age. Over half of the households are headed by married couples.

□ Neighborhoods and Housing

Issues: The average Springwells home is about 70 years old. Most houses are wood frame and in fair condition.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the area through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

GOAL 2: Increase residential density

Policy 2.1: Include medium density housing as a component of a mixed-use node at Dix, Vernor and Livernois.

□ Retail and Local Services

Issues: The dense character of the built environment limits assembling large sites for retail development. The only large site with potential for retail development is at the intersection of Dix, Vernor and Livernois.

GOAL 3: Increase the vitality of neighborhood commercial areas

Policy 3.1: Develop neighborhood commercial nodes along Vernor and Springwells with a compatible mix of locally serving, small-scale businesses and medium density housing.

GOAL 4: Develop a mixed-use activity node

Policy 4.1: Develop the intersection of Dix, Vernor and Livernois as a mixed use, pedestrian-oriented commercial node.

□ Industrial Centers

Issues: The Junction Yard railroad terminal, north of Dix, is a multi-modal transportation hub. This area includes many under-utilized industrial sites. Small-scale industrial sites are scattered throughout. The boundaries separating the industrial and residential areas are not always clearly delineated.

GOAL 5: Reduce conflicts between industrial and residential areas

Policy 5.1: Ensure that modernization and expansion plans for the rail yard operations minimize encroachment into surrounding residential areas.

Policy 5.2: Encourage relocation of industries in conflict with residential areas to sites north of Dix.

Policy 5.3: Establish and enforce designated truck routes to and from Dix and Livernois.

Policy 5.4: Buffer the negative impacts of industrial land uses upon residential areas along Dix and John Kronk.

□ Environment and Energy

Issue: The west riverfront is site to some of the regions most intense industrial activity. Many of the facilities are major pollution sources impacting nearby commercial and residential areas.

GOAL 6: Improve environmental quality

Policy 6.1: Attract industries that emphasize pollution minimizing technology and research.

Policy 6.2: Concentrate environmental remediation efforts to industrial areas in the south and west.

2000 Census - Demographic Profile

Neighborhood **Springwells****Total Population****17,276**

1990 Population

16,073

1990 to 2000 Change

1,203

Percent Change

7.48%

Race

White Only

9,787

56.65%

Black or African American
Only

842

4.87%

American Indian and Alaska
Native Only

261

1.51%

Asian Only

56

0.32%

Native Hawaiian and Other
Pacific Islander Only

28

0.17%

Other Race Only

5,263

30.46%

Two or More Races

1,039

6.01%

Hispanic Origin

Hispanic Origin (Any Race)

9,858

57.06%

1990 Hispanic Origin

4,437

1990 to 2000 Change

5,421

Percent Change

122.18%

Gender

Male

9,053

52.40%

Female

8,223

47.60%

Educational Attainment

Population 25 or older

9,418

54.51%

HS Graduate or Higher

4,307

45.73%

Assoc. Degree or Higher

477

5.06%

AgeYouth Population
(Under 18 Years Old)

5,662

32.77%

1990 Youth Population

5,002

1990 to 2000 Change

660

Percent Change

13.19%

0 to 4 Years Old

1,800

10.42%

5 to 10 Years Old

1,956

11.32%

11 to 13 Years Old

893

5.17%

14 to 17 Years Old

1,013

5.86%

18 to 24 Years Old

2,196

12.71%

25 to 44 Years Old

5,557

32.17%

45 to 64 Years Old

2,672

15.47%

65 Years Old and Older

1,189

6.88%

Households

Households

5,509

Average Household Size

3.12

Population in Group Quarters

66

0.38%

Population in Households

17,210

Family Households

3,688

66.94%

Married Couple Family

2,073

56.21%

Female Householder Family

1,033

28.01%

One Person Households

1,495

27.14%

Housing Units

Housing Units

6,040

1990 Housing Units

6,499

1990 to 2000 Change

-459

Percent Change

-7.06%

Vacant Housing Units

539

8.92%

Occupied Housing Units

5,501

91.08%

Owner Occupied

2,493

45.32%

Renter Occupied

3,008

54.68%

Housing Value

Owner Occupied Units

2,167

Less Than \$15,000

327

15.09%

\$15,000 to \$29,999

657

30.32%

\$30,000 to \$49,999

624

28.80%

\$50,000 to \$69,999

401

18.50%

\$70,000 to \$99,999

86

3.97%

\$100,000 to \$199,999

67

3.09%

\$200,000 or More

5

0.23%

Household Income

Less Than \$10,000

1,274

23.13%

\$10,000 to \$14,999

601

10.91%

\$15,000 to \$24,999

907

16.46%

\$25,000 to \$34,999

752

13.65%

\$35,000 to \$49,999

898

16.30%

\$50,000 to \$74,999

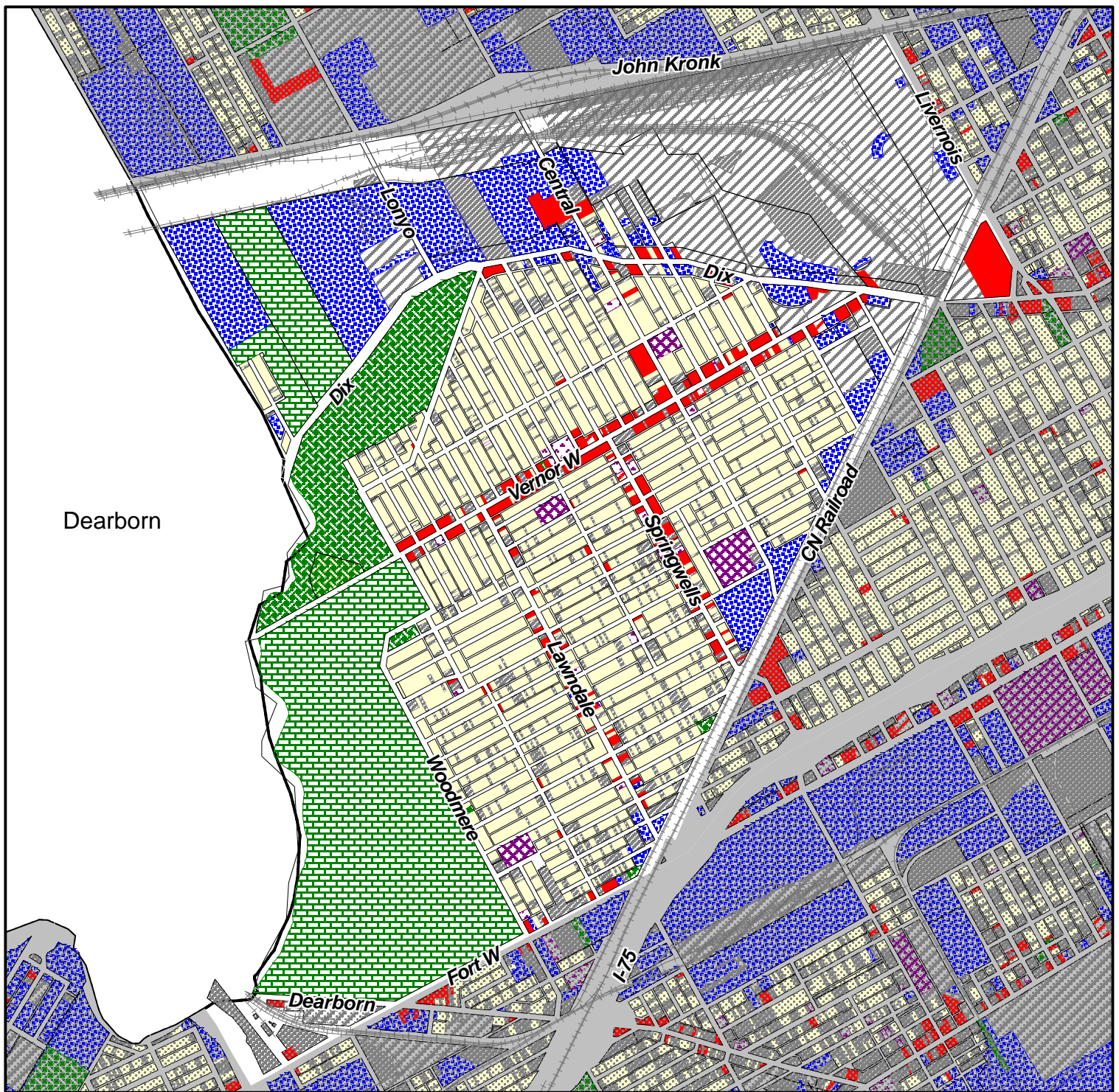
632

11.47%

\$75,000 or More

445

8.08%



Map 5-5A

City of Detroit
Master Plan of
Policies

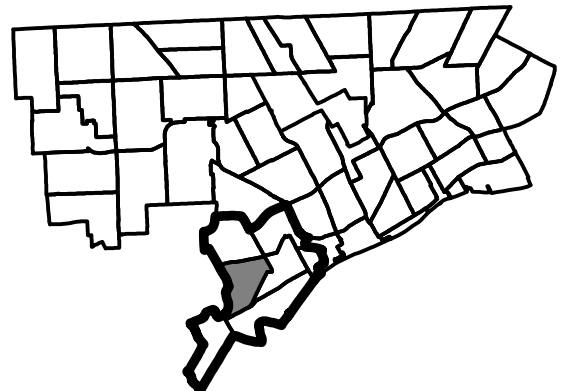
Neighborhood Cluster 5 Springwells

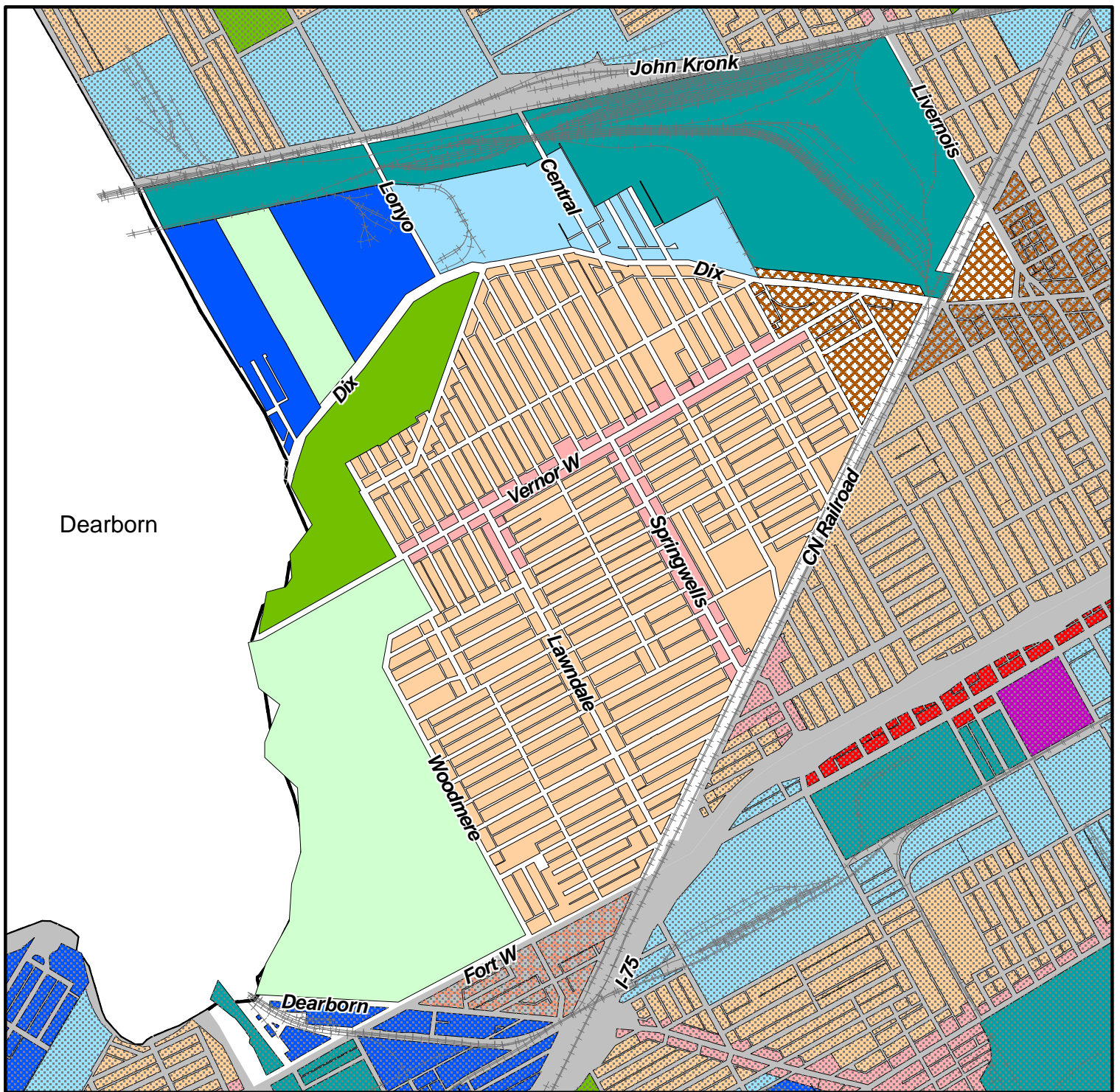


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 5-5B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 5 Springwells



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

